



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक ५४(३)]

सोमवार, मार्च ३, २०१४/फाल्गुन १२, शके १९३५

[पृष्ठे ६, किंमत : रुपये ४.००]

असाधारण क्रमांक १४

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 3rd March 2014

Notice

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS 3012/1149/CR-223/2012/UD 30.—Whereas the Government has sanctioned the Regional Plan for Aurangabad (hereinafter referred to as “the said Regional Plan”) *vide* Notification No. TPS 3007/1149/CR 284(A)/07/UD 30, dated 24 July 2012 as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) along with the Development Control Regulations for development of Special Township Projects (Appendix-D) (hereinafter referred to as “the said Regulations”) which has come into force with effect from 30th October 2012;

And whereas, the Government has sanctioned modification to the said Regional Plan under Sub-Section (4) of Section 20 of the said Act, providing some modifications to the said Regulations *vide* Govt, notification No TPS 3012/1149/CR 223/2012/UD 30, dated 03rd March, 2014.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government feels it necessary to further suitably modify the said STP Regulations so as to make the same more effective;

Now therefore, in accordance with the provisions contained in sub-section (3) of section 20 of the said Act the Govt, hereby publishes this notice for inviting suggestions and/or objections in respect of the modifications proposed in the **Annexure-X** to this Notice (hereinafter referred to as “the proposed modification”) from the general public within One month from the date of publication of this notice in the *Official Gazette*. The suggestions and/or objections shall be addressed to the Deputy Director of Town Planning, Aurangabad Division, MHADA Building, second floor, opp. Printravel hotel, Aurangabad 431 001 who is hereby authorised to hear the suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government Only the suggestions and/or objections received within the aforesaid stipulated period shall be considered by the Government.

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A copy of the proposed modifications for Development of Special Township Project in area under Aurangabad Regional Plan shall be kept open for inspection by the general public in the offices of the following officers for the period of One month :—

(1) Joint Director of Town Planning, Aurangabad Division, Aurangabad.

(2) The Collector, Aurangabad.

(3) Assistant Director of Town Planning, Aurangabad Branch Dr.Pendkar Bangala, Ghar No-5/5/56-94,Near Jubili Park Kotwalpura, Aurangabad 431 001

This notice shall also be available on Govt. web site www.maharashtra.gov.in

ANNEXURE— 'X'

[ACCOMPANIMENT TO GOVERNMENT NOTIFICATION No. TPS. 3012/1149/CR. 223/UD. 30, DATED 3RD MARCH 2014]

PROPOSED MODIFICATIONS IN THE REGULATION SANCTION OF SPECIAL TOWNSHIP PROJECTS IN AREAS UNDER AURANGABAD REGIONAL PLAN.

Modi- fication (1)	Existing Provisions as per the Sanctioned Regulations (2)	Proposed Modification (3)
1.	Applicability : These Regulations would be part of Development Control Regulations of sanctioned Regional Plan, Aurangabad and applicable to the area under sanctioned Aurangabad Regional Plan excluding area under the jurisdiction of Municipal Corporations, Municipal Councils, Maharashtra Industrial Development Corporation, Eco-sensitive Area, if any declared by Government and Special Planning Authority, if any.	1 Applicability : These Regulations would be a part of the Development Control Regulations of sanctioned Aurangabad Regional Plan, and applicable to the area under sanctioned Aurangabad Regional Plan, excluding the area under the jurisdiction of Municipal Corporations, Municipal Councils, Maharashtra Industrial Development Corporation, Special Planning Authority, and Eco-sensitive Area, if any declared by the Government. <i>Provided that, in case of a newly constituted Municipal Council or Municipal Corporation or Special Planning Authority, these regulations shall be applicable till such authority adopts the regulations in this regard.</i>
	1.1 Area Requirement : Any suitable area free from all encumbrances preferably vacant having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township shall be one continuous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place, which shall not include the area	1.1 Area Requirement : Any suitable area having access <i>by means of an existing or a proposed Regional Plan road having a minimum width of 18 mtr.</i> can be identified for the purpose of development as "Special Township Project". The area notified under the Special Township Project, shall be one, continuous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.

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under notified forest, water bodies like river, creek, canal, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects. Land falling within the belt of 200 mtrs. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaathan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves.

[Explanation.—If such minimum 40 Ha. (100 acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canal etc.), existing or proposed roads of any width or railways etc., then such area shall be considered to be continuous, unbroken and uninterupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities.]

The area under the Special Township Project shall not include the area under Hill-Tops and Hill-Slopes whether earmarked on Regional Plan or not if any, notified forest, water bodies like rivers, creeks, canals, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the High Flood Line (HFL) of major lakes, lands in the command area of irrigation projects, lands falling within the belt of 200 mtrs. from the historical monuments and places of Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaathan areas or congested areas, **Defence areas, Cantonment areas, truck terminus especially earmarked on Regional Plan, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of Special Economic Zone (SEZ) and designated Airport areas.**

However, such Special Township Project may include private lands under the Regional Park Zone, Hill-Tops and Hill-Slopes and Afforestation Zone in Aurangabad Metropolitan Region as well as the Regional Park Zone. Hill-Tops and Hill-Slopes and Afforestation Zone outside Aurangabad Metropolitan Region whether earmarked on Regional Plan or not, **Provided that** the area of lands in such Regional Park Zone, Hill-Tops and Hill-Slopes and Afforestation Zone shall **not exceed** 40 percent of the gross area **of the Project** and such area shall be

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shown towards 50% area to be kept permanently open where no development activity shall be permissible under such Special Township Project. Such areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.

However, such Special Township Project may also include lands under Commercial Zone, Industrial Zone, and Public / Semi-Public Zone, subject to the condition that minimum 60 percent built-up area from the land under such zone shall be for the purpose of respective main user of such Zone, with remaining maximum 40 percent, for the Residential and Allied users.

3 **4(f) Parks, Gardens, and Playgrounds.**—The township shall also provide atleast 20 percent of the total area as parks/gardens/ playgrounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 percent area should be developed by the developer for such purposes and kept open to all general public.

4 **5.1 (i) Special Township in Residential Zone :**

(i) The total built-up area/ FSI of entire gross area of the Special Township Project in Residential Zone will be 1.00,

5 **7. Procedure :**

(b) *Letter of Intent.*—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Aurangabad alongwith the environmental clearance as mentioned in Regulation No.1.4 for issue of letter of intent. The proposal shall contain ownership rights/

4(f) **Parks, Gardens, and Playgrounds.**—The Special Township Project *in Residential Zone* shall also provide at least 10 percent of the *gross area of the Project* as parks/gardens/playgrounds, *which shall be developed by the Developer as such and kept open to the general public.* This *shall* be exclusive of the statutory open spaces to be kept in smaller layouts and *shall* be distributed in all residential clusters.

5.1 **Special Township in Residential Zone, Commercial Zone, Industrial Zone, Public /Semi-public Zone :**

(i) The admissible FSI in respect of a Special Township Project in *Residential Zone, Commercial Zone, Industrial Zone and Public/Semi-public Zone* within the Regional Plan area shall be as given below :—

7. Procedure :

(b) *Letter of Intent.*—Upon receipt of locational clearance from the Government, the Developer shall submit the proposal in respect of Special Township Project to the Planning Authority or the Collector, Aurangabad, as the case may be, along with the environmental clearance as mentioned in Regulation No. 1.4 for

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development rights, documents in respect of atleast 50 percent of area under scheme and other particulars as decided and directed by the Collector, Aurangabad. Details of qualified technical staff and consultant in technical and law field shall be submitted by the developer to the Collector Aurangabad. Letter of intent shall be issued within a period of 45 days from the date of receipt of the complete full and final proposal. The letter of intent shall be valid for six months unless renewed.

7. Procedure :

(c) (i) *Final Approval*.—The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction the Collector, Aurangabad. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Collector, Aurangabad shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Collector, Aurangabad shall grant approval to layout plan and sector-wise detailed building plan in consultation with Deputy Director of Town Planning, Aurangabad Division, Aurangabad within the stipulated period on terms and conditions as may be determined by Collector and Deputy Director of Town Planning, Aurangabad Division, Aurangabad.

The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Aurangabad Division, Aurangabad shall not be computed.

Any one aggrieved by an order passed under prevailing Byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra

issue of letter of intent. The proposal shall contain documents showing ownership rights/development rights, in respect of 100% of the area under the Project and such other particulars as may be decided and directed by the Planning Authority or the Collector, Aurangabad as the case may be, including details of qualified technical staff and the consultants in relevant technical fields. Letter of intent shall be issued within a period of 45 days from the date of the receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months from the date of issue, unless renewed.

7. Procedure :

(c) (i) *Final Approval*.—The Developer shall submit the layout plan of the entire area under the proposed Special Township Project, along with sector-wise detailed building plans and details of phasing, for final sanction to the Planning Authority or the Collector, Aurangabad as the case may be. The Developer shall also submit an Undertaking and execute an Agreement about development and maintenance of basic infrastructural amenities in future, along with bank guarantee of 15% of the development cost of the Special Township Project. The Planning Authority or the Collector, Aurangabad, as the case may be, shall conduct proper enquiry and verify the correctness of title and ownership, etc. Only after such verification and after ensuring the availability of existing access road of width not less than 18 mt., shall the Planning Authority or the Collector, Aurangabad as the case may be grant approval to layout plan and sector-wise detailed building plans in consultation with the Divisional Head of Town Planning, Aurangabad Division, Aurangabad, within the stipulated period, on terms and conditions as may be determined by the Planning Authority or the Collector, Aurangabad, as the case may be, and the Divisional Head of Town Planning, Aurangabad Division, Aurangabad.

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State, Pune, The appeal shall be cleared within 60 days	The period required for Technical consultation with the Divisional Head of Town Planning, Aurangabad Division, Aurangabad shall not be taken into account while computing the period prescribed for such permission.	Any one aggrieved by an order passed by the Planning Authority or the Collector, as the case may be, in this regard may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune, The appeal shall be disposed of within 60 days from the date of filing.
(xiv) All other documents as determined and directed by Collector, Aurangabad	(xiv) All other documents as determined and directed by the Planning Authority or the Collector, Aurangabad as the case may be.	<i>Explanation.</i> —The above prescribed periods shall be computed after compliance of all the requirements listed above and submission of any other additional information called for from the Owner/Developer by the Government/the Planning Authority/the Collector, Aurangabad.
<i>Note.</i> —The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the Owner/Developer by the Government/Collector.		

By order and in the name of the Governor of Maharashtra,

M. M. PATIL,
Under Secretary to Government.